

FULL NAME	DUTY TO COOPERATE	LEGALLY COMPLIANT	SOUND	WHICH PART	WHICH PARAGRAPHS	WHICH POLICY	WHICH POLICY MAP	WHICH DIAGRAM	WHICH TABLE
Mrs Tracy Twell	No	No	No	Policy		DS3 (HA14)			

WHY PLAN NOT SOUND	MODIFICATIONS	HEARINGS	HEARING SESSIONS
<p>Relates to: Policy DS3 (HA14) land off Cliffe Road</p> <p>This land is also referred to as:</p> <ul style="list-style-type: none"><li>• PHS463 in Charnwood Local Plan, Sustainability Report, May 2021</li><li>• GW-1(C) in Charnwood’s Green Wedges... Annex publication, March 2016.</li></ul> <p>This representation will use HA14 throughout.</p> <p>I have been resident on Cliffe Road since 2011.</p> <p>From Charnwood Local Plan, p.55, para 6.3.14:</p> <p>“The land off Cliffe Road scores poorly compared to some other sites in relation to accessibility...”</p> <p>This is not sufficiently emphasised. There are already access issues on Henson Close and Cliffe Road(an unadopted road). These are currently manageable through a mixture of the goodwill of the local residents and the low amount of traffic in these cul de sacs.</p> <p>The width of the roadway in Henson Close, Cliffe Road and Park Road above the railway bridge (also unadopted) is 5.5m. There is also significant and unavoidable on street parking in all three roads. Accepted minimum width for two way traffic is approx. 6m; accepted minimum width for two way traffic with on street parking is approx. 8m.</p> <p>These roads cannot be considered wide enough or suitable for supporting construction traffic, should building on the allocation site go ahead. The issue of where to site an access road for construction therefore needs to be addressed. Access from the north via Greengate Lane at the railway bridge, is too dangerous to consider.</p> <p>Given the restricted road width in the locality, these roads are not suitable to be opened up to a regular flow of two way traffic to access new dwellings should they be built. On Cliffe Road and parts of Park Road, pedestrians already walk on the roadway owing to half and half parking on the pavement where it exists. For this Cliffe Road in particular, regular two way traffic is potentially dangerous.</p> <div></div>	<p>Remove Policy DS3 (HA14) Land off Cliffe Road from the overall plan</p>	<p>No</p>	



16/8-21.

Dear Sir/Madam,

Please find enclosed 3 representations regarding policy DS3(HA14) Land off Cliffe Road in the Charnwood Local Plan that is currently open to consultation.


The first of these representations (1) - has already been submitted online, however, it needed an amendment. When I came to try & use the reference number allocated (06K0CYZ5) it just kept returning that this reference was not recognised in the system. Not had a reply to my email about this.

Accordingly, I am finishing my representations via the post.

Thank you for your attention,

Yours faithfully,



	<b>Charnwood Local Plan 2021-2037</b> Publication Stage Representation Form	Ref:  (For official use only)
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**Please return to Charnwood Borough Council by 5PM on 23<sup>rd</sup> August 2021 by:**

- **Email:** [localplans@charnwood.gov.uk](mailto:localplans@charnwood.gov.uk)
- **Post:** Local Plans, Charnwood Borough Council Southfield Road, Loughborough, LE11 2TX

**The Privacy Statement can be found at:** [www.charnwood.gov.uk/privacy](http://www.charnwood.gov.uk/privacy)

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

## Part A

### 1. Personal Details\*

### 2. Agent's Details (if applicable)

*\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

Title	Mrs	
First Name	Tracy	
Last Name	Twell	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4		
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
E-mail Address (where relevant)	[REDACTED]	

## Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph

Policies Map

4. Do you consider the Local Plan is (please tick as appropriate):

4.(1) Legally compliant

Yes

No

4.(2) Sound

Yes

No

4 (3) Complies with the  
Duty to co-operate

Yes

No

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

### Relates to: Policy DS3 (HA14) land off Cliffe Road

This land is also referred to as:

- PHS463 in Charnwood Local Plan, Sustainability Report, May 2021
- GW-1(C) in Charnwood's Green Wedges... Annex publication, March 2016.

This representation will use HA14 throughout.

From Charnwood Local Plan, Sustainability Report May 2021 p.55, para 6.3.14:


*"The land off Cliffe Road scores poorly compared to some other sites in relation to accessibility..."*

This is not sufficiently emphasised. There are already access issues on Henson Close and Cliffe Road(an unadopted road). These are currently manageable through a mixture of the goodwill of the local residents and the low amount of traffic in these cul de sacs.

The width of the roadway in Henson Close, Cliffe Road and Park Road above the railway bridge (also unadopted) is 5.5m. There is also significant and unavoidable on street parking in all three roads. Accepted minimum width for two way traffic is approx. 6m; accepted minimum width for two way traffic with on street parking is approx. 8m.

These roads cannot be considered wide enough or suitable for supporting construction traffic, should building on the allocation site go ahead. The issue of where to site an access road for construction therefore needs to be addressed. Access from the north via Greengate Lane at the railway bridge, is too dangerous to consider.

Given the restricted road width in the locality, these roads are not suitable to be opened up to a regular flow of two way traffic to access new dwellings should they be built. On Cliffe Road and parts of Park Road, pedestrians already walk on the roadway owing to half and half parking on the pavement where it exists. For this Cliffe Road in particular, regular two way traffic is potentially dangerous.

 I am one of the pedestrians who regularly have to walk in the roadway.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.



Please remove Policy DS3 (HA14) land off Cliffe Road from the overall plan.

(Continue on a separate sheet /expand box if necessary)

**Please note** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

☒

**No**, I do not wish to participate in hearing session(s)

☐

**Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

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9. Signature:

[Redacted Signature]

Date:

16/2/21



	<p align="center"><b>Charnwood Local Plan 2021-2037</b> Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
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Telephone Number		
E-mail Address (where relevant)		

## Part B – Please use a separate sheet for each representation

Name or Organisation:

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Paragraph

Policies Map

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4.(1) Legally compliant

Yes

No

4.(2) Sound

Yes

No

4 (3) Complies with the  
Duty to co-operate

Yes

No

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

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This representation relates to the quality of land in the area HA14/PSH463/GW-1(C), specifically the "allocated zone" within it.



This land is seasonally affected by the stream that edges Birstall Golf Course, which, during the winter months drains down to the allocation site and makes it *extremely* marshy. As such, its suitability for potential housing development must be questioned.

(Continue on a separate sheet /expand box if necessary)

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Please remove Policy DS3 (HA14) land off Cliffe Road from the overall plan.

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9. Signature:

[REDACTED]

Date:

16/8-21





**Charnwood Local  
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Publication Stage  
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## Part B – Please use a separate sheet for each representation

Name or Organisation:

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Paragraph

Policies Map

DS3 (HA14) Land  
off Cliffe Road

4. Do you consider the Local Plan is (please tick as appropriate):

4.(1) Legally compliant

Yes

☐

No

X

4.(2) Sound

Yes

☐

No

X

4 (3) Complies with the  
Duty to co-operate

Yes

☐

No

X

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Charnwood Local Plan.

This representation relates to site identified HA14 in Charnwood Local Plan, (and also as PSH463/GW-1(C) in other supporting documents,) and its function as green space/area of visual and psychological separation/issues relating to the prevention of the coalescence of settlements/recreational use.



Charnwood's Green Wedges **Annex** report (March 2016) states on p.12 in relation to GW-1 (C):

*'It is noted that there are substantial development pressures within the Green Wedge in Leicester City immediately to the west of GW-1(B) and GW-1(C). Any recommendations there should take into account emerging proposals there.'*



There are significant developments already in progress/planned to the west.

- Ashton Green East (900 houses)
- Broadnook (600 houses)
- Land off Bevan Road (307 houses)
- Developments already in progress between Beaumont Leys Lane and Thurcaston Lane
- Allocation of land for light industrial use (Site 579 in Leicester Local Plan)

In Charnwood Local Plan, the map LUA1 on p.81 shows the Ashton Green Development a Leicester City Council development planned to extend to a section of the eastern edge of the land at HA14/ PSH 463/GW-1(C)

It should be argued that the value of HA14/PSH463/Gw-1(C) is/will be substantially under pressure, particularly in relation to being an area of separation preventing the coalescence of settlements. Building even a small settlement of 35 dwellings is poor use of land that still has Green Wedge functions in place, when it looks likely it may be the only public green space in the area.

Given that Leicester City is opting to build on greenfield sites up to city limits rather than use brownfield sites, residents in this area are starting to feel that they will soon be swamped, and the visual and psychological value of HA14/PSH463/GW-1(C)/ as an area of separation has significantly increased, rather than declined when considered alongside those developments currently planned. As such it should be conserved, rather than built on.

(Continue on a separate sheet /expand box if necessary)

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